367 MOSELEY ROAD , BIRMINGHAM, B12 9DE

FREEHOLD FOR SALE/TO LET

TWO-STOREY SHOWROOM ACCOMMODATION

24,738 sq.ft/2,298.23sq.m

- Extensive glazed frontages, at both ground & first floors.
- Prominent corner position
- Suitable to be utilised on the basis of a variety of uses – showroom/retail/restaurant/ educational/religious
- Within close proximity to Birmingham Central Mosque and Joseph Chamberlain 6th Form College
- Immediate surrounding areas are benefitting from regeneration/redevelopment - residential

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LOCATION

The subject premises occupies an extremely prominent corner position, situated at the inter-section of Moseley Road (main arterial route – considerable traffic flow) and Sherbourne Road East.

Ease of access to the middle ring road – Highgate/Belgrave Middleway.

Birmingham City Centre is located approximately 2 miles due north.

Birmingham Central Mosque & Joseph Chamberlain Sixth Form College are nearby.

The immediate area is benefitting from regeneration/redevelopment – residential.

DESCRIPTION

The subject premises comprise ground & first floor, showroom accommodation, suitable to be utilised on the basis of a variety of uses.

Advantages include;

•   Glazed frontages at both ground & first floors.
•   Solid concrete floor structures throughout.
•   Excellent natural light.
•   Although not currently functional, the original car lifts remain within the demise.

ACCOMMODATION

Ground floor **12,355 sq.ft/1,147.81 sq.m**
First floor – **12,383 sq.ft/1,150.41 sq.m**

Total Accommodation: 24,738 sq.ft/2,298.22 sq.m

MAINS SUPPLIES

a)   Rental
If the property is occupied on a rental basis, the landlord will provide separately metered mains gas, electricity (3 phase), water and foul drainage.

b)   Sale
Alternatively a purchaser would have to obtain separate mains gas and electrical supplies.

VAT

VAT is not applicable

RATEABLE VALUE/RATES PAYABLE

At present, the property attracts 2, separate assessments;

Ground floor

Rateable value: £69,400
Rates payable: circa £34,700

First floor

Rateable value : £33,000
Rates payable: circa £16,500

Total rates payable circa - £51,200

TOWN PLANNING

The property has been utilised on the basis of a car showroom.

We are of the opinion that numerous alternative uses, subject to planning, would be suitable, including retail, restaurant/shisha and religious/educational.

Any interested party should make their own proper enquiries of the local planning authority.

TERM/RENTAL

The property is available on the basis of a 10 year, FRI lease (5 year review pattern), at an asking rental level of **£120,000 (one hundred and twenty thousand pounds)** per annum exclusive.

Rental payments must be quarterly in advance.

FREEHOLD

Offers in excess of **£2M (two million pounds)** are invited for this valuable free hold interest.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:
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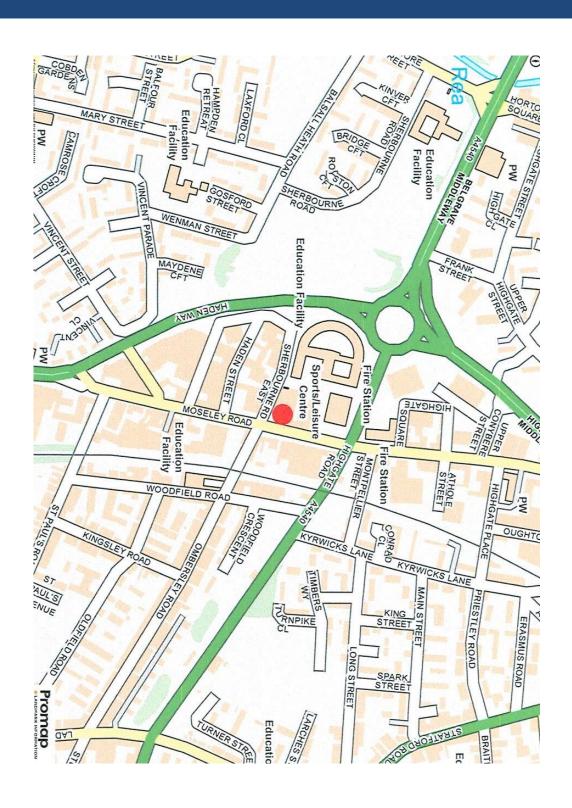T: 0121 706 7766
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